

April 17, 2017

Honorable Members of the West Hartford Town Council
Town of West Hartford
Town Hall
50 South Main Street
West Hartford, CT 06107

RE: Modification of SDD #6; 1445 New Britain Avenue, West Hartford, Connecticut

Dear Mayor Cantor and Honorable Members of the Town Council:

Application is hereby filed on behalf of Seritage SRC Finance LLC ("Seritage" or the "Applicant"), owner of 1445 New Britain Avenue, West Hartford, Connecticut (the "Property"). The Applicant proposes to modify the existing approved SDD by modifying the façade previously approved for the former Sears building as well as modifying the sign layout on the building. As previously approved by this Council, the redeveloped retail building will contain 151,750 square feet and the redeveloped auto center will contain 34,250 square feet (which includes 13,300 SF of unusable basement space). The change is necessitated by virtue of the fact that the applicant has secured tenants for the basement space in the former Sears building. The façade changes will provide a street level identity for each of the tenants, the appearance of separate and distinct entrances for each tenant as well as branding for the individual tenants. This letter, together with the accompanying plans and materials, constitute the Applicant's request to modify SDD #6 as shown on the attached plans ("Application").

A legal description of the boundary of the property that is the subject of the Application is attached to this letter as Enclosure A, which, together with Enclosures A - I described at the end of this letter, should be deemed incorporated as part of the Application.

Although the owner of 1459 New Britain Avenue does not own any of the property that is the subject of this application, we have sent by first class mail, postage prepaid, a copy of this application to such owner. Although we do not believe it is applicable, in an excess of caution we are requesting that the requirements set forth in Section 177-44C(1)(a) that all owners sign the application be waived in accordance with the provisions thereof.

As previously mentioned, the Town Council recently approved the redevelopment of the Sears retail building and auto facility. At the time the application was made, only two tenants were known and their facades were included in the design plans. The applicant was hopeful that the remaining façade would work for the individual tenants, but once the basement was to be split into two separate stores, the western façade of the larger retail building needed to be modified. In making those modifications, it made sense to make a few modifications on the north side, to

tie the two sides together. We have met with Town Staff and the Design Review Advisory Committee (“DRAC”) and have made all of the changes that they suggested to address the concerns raised by DRAC and Town staff. We believe that the plans presented to the Town Council as part of the Application and the implementation of those plans will be consistent with what was previously approved and will allow us to bring to the Town of West Hartford and this area two new retailers.

OVERVIEW OF PROPOSAL:

As mentioned above, the Applicant recently received approval to redevelop the existing Sears buildings on the site. The proposal currently in front of the Town Council is to modify a portion of the approved façade of the larger Sears building. The proposed façade change on the west side of the larger building basically provides the illusion of two storefronts, one for each of the lower level tenants, including separate entrances that will lead into the common entry area to the lower level stores. In addition, the sign band was modified to provide for separate signs for each of the lower level tenants. On the north side, minor façade modifications were made to the corner element as shown on the plans.

NEIGHBORHOOD CONSIDERATIONS AND COMMUNITY OUTREACH:

The Applicant has retained Coursey & Company (“CC”) to perform community outreach in conjunction with this modification. A copy of CC’s final report presented at the hearing on the prior application is attached hereto as Enclosure F. That report will be updated prior to the hearing on this application.

SUBSTITUTUE STANDARDS:

The only change to the standards proposed in the most recently approved SDD modification is a change to the sign band on the west side of the larger retail building. The sign band has been split in two to allow a separate sign for each of the two tenants and to further emphasize the two storefronts.

PURPOSE AND COMPLIANCE WITH POCD:

The Application is consistent with the goals and objectives of the Town’s Plan of Conservation and Development, a discussion of which follows below.

Economic Development: The goal for economic development is to promote economic growth while retaining existing businesses and protecting the character of the surrounding neighborhood. Additional goals include promoting private investment and redevelopment of underutilized properties to achieve a higher level and quality of land use as well as promoting and reaffirming high quality development standards. The façade modifications will allow the applicant to lease less than desirable space in the building, thus adding to the shopping choices for the citizens of West Hartford and increasing the value of, and thus the taxes from, the property.

FINDINGS:

The modification of the existing SDD to allow the Applicant to modify the façade to lease less than prime space is deemed appropriate for the following reasons as set forth in the Zoning Code Section 177-44B:

1. The proposed modifications as set forth in the Application are in harmony with the overall objectives of the Comprehensive Plan as they provide a high level of design which is consistent with that which was previously approved.
2. The proposed SDD is superior to a plan possible under the regular standards of the Regulations because of the additional scrutiny allowed in the building design. In addition, the minimal substitute standards presented in the application from those previously approved will allow for the use of a portion of the building that is not traditionally desirable retail space.
3. The proposed improvements are clearly in harmony with the neighborhood. Seritage has worked closely with Town staff and DRAC to ensure that the materials used in the revised facades are consistent with the previously approved facades. The proposed improvements will not have a deleterious impact on the character of this area, on the neighboring residential uses or on the orderly permitted development of the adjacent commercial properties.
4. The total density of the development in terms of floor area and land coverage is not greater than permitted in the district in which the premises is located.

The proposed Ordinance, application fee and information required pursuant to Section 177-44 of the Zoning Ordinance are enclosed.

Respectfully submitted,
Seritage SRC Finance LLC

By: 

Susan A. Hays
Updike, Kelly & Spellacy, P.C.
Its Attorney and Authorized Agent

Enclosures:

- ENCLOSURE A – Description of property subject to SDD
- ENCLOSURE B – Proposed Ordinance
- ENCLOSURE C - Affidavit of Interest
- ENCLOSURE D – Description of Proposed Uses
- ENCLOSURE E – Community Outreach Report
- ENCLOSURE F – Letter from The Metropolitan District
- ENCLOSURE G – Letter from West Hartford Director of Health
- ENCLOSURE H – Application Fee Check made payable to Town of West Hartford
- ENCLOSURE I – Plan set entitled “The Corbin Collection, Proposed Amendment for Special Development District #6 Modification for Commercial Redevelopment” prepared by SA Group LLC

ENCLOSURE A
Property Description

LIMITS OF SDD #6

Real property in the City of West Hartford, County of Hartford, State of Connecticut, described as follows:

All that certain plot, piece or piece or parcel of land, situate, lying and being in the Town of West Hartford, County of Hartford and State of Connecticut, on the southerly and easterly sides of New Britain Avenue, bounded as follows:

Beginning at a point in the southerly line of New Britain Avenue at the intersection thereof with the division line between the lands now or formerly of Maude Chatfield Gerth, on the east, and the premises herein described; running thence westerly and southerly along the southerly, southeasterly and easterly sides of said New Britain Avenue as follows:

Westerly along New Britain Avenue on a curve to the left, the radius of which is 1166.6 feet, the central angle of which is 10 degrees 00 minutes 07 seconds and the chord of which is 203.39 feet a distance of 203.65 feet, said chord making an interior angle with the last mentioned course herein of 57 degrees 34 minutes 10 seconds to a West Hartford Highway boundstone;

Running thence westerly still along New Britain Avenue, at an interior angle of 174 degrees 59 minutes 57 seconds with the last described chord, a distance of 624.98 feet to a West Hartford Highway boundstone;

Running thence westerly still along New Britain Avenue on a curve to the left, the radius of which is 912.47 feet, the central angle of which is 3 degrees 05 minutes 43 seconds and the chord of which is 49.29 feet, a distance of 49.29 feet, said chord making an interior angle with the last described course of 178 degrees 27 minutes 10 seconds, to a West Hartford Highway boundstone;

Running thence westerly still along New Britain Avenue at an interior angle of 178 degrees 27 minutes 10 seconds with the last described chord, a distance of 44.33 feet to a highway marker;

Running thence southwesterly still along New Britain Avenue at an interior angle of 145 degrees 08 minutes 20 seconds with the last described course a distance of 141.87 feet to a highway marker;

Running thence southwesterly still along New Britain Avenue on a curve to the right, the radius of which is 200 feet, a distance of 236 feet to a highway marker;

Running thence southwesterly still along New Britain Avenue 142.10 feet to a highway marker;

Running thence southerly still along New Britain Avenue on a curve to the left, the radius of which is 912.47 feet, the central angle of which is 9 degrees 11 minutes 34 seconds a distance of 146.40 feet, the chord of which makes an interior angle of 145 degrees 25 minutes with the last mentioned course, to a highway marker;

Running thence southerly still along New Britain Avenue at an interior angle of 166 degrees 48 minutes with the chord of the last described line, a distance of 193.35 feet;

Running thence easterly along other land of the grantor on a straight line forming an interior angle of 88 degrees 33 minutes 32 seconds with the last mentioned course a distance of 583.44 feet;

Running thence northerly along said other land of the grantor on a straight line forming an interior angle of 91 degrees 45 minutes 35 seconds with the last mentioned course a distance of 95 feet;

Running thence easterly along said other land of the grantor at right angles to the last mentioned course a distance of 415.67 feet;

Running thence northerly along land now or formerly of Suburban Development Corp., along a line forming an interior angle of 97 degrees 02 minutes 51 seconds with the last mentioned courses a distance of 366.84 feet;

Running thence still northerly along land now or formerly of Maude Chatfield Gerth along a line forming an interior angle of 169 degrees 14 minutes 53 seconds with the last mentioned course a distance of 126.26 feet;

Running thence still northerly along land now or formerly of Maude Chatfield Gerth along a line forming an interior angle of 136 degrees 17 minutes 52 seconds with the last mentioned course a distance of 665.15 feet to a point in the southerly line of New Britain Avenue at the point or place of beginning.

Said parcel is bounded easterly by land now or formerly of Maude Chatfield Gerth and land now or formerly of Suburban Development Corporation and by other land of the grantor herein in part by east. Southerly by other land of the grantor herein and Westerly north Westerly and northerly by New Britain Avenue.

Less and exception therefrom the land described in Certificate of Condemnation by the State of Connecticut dated August 2, 1963 and recorded in Volume 369, Page 308 of the West Hartford Land Records, and in Quit-Claim Deed from Sears, Roebuck and Co. to the State of Connecticut dated July 17, 1964 and recorded in Volume 388, Page 75 of the West Hartford Land Records.

ENCLOSURE B
Proposed Ordinance

An Ordinance Amending the Zoning Regulations
of the Town of West Hartford

BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD:

That the boundaries and districts shown on the Building Zone Map entitled "REVISED ZONING MAP, TOWN OF WEST HARTFORD, CONNECTICUT," which map is on file in the Town Clerk's Office of the Town of West Hartford, Connecticut, be and is hereby amended as follows:

The SDD #6 zoning district designation for 1445 New Britain Avenue "SDD Area" adopted on May 10, 1960 and subsequently amended to and through January 24, 2017 be modified and amended all in accordance with a set of plans entitled "The Corbin Collection, Proposed Amendment for Special Development District #6 for Commercial Redevelopment" per the cover sheet, which set of plans consists of 7 sheets, including the cover sheet, to allow modification of previously approved facades and signage band all as set forth in the plans filed with this Application as those plans may be changed, approved by the West Hartford Town Council and filed on the West Hartford Land Records. The property for which this SDD #6 modification is requested is 1445 New Britain Avenue and is more particularly bounded and described below.

The SDD Area is described as follows:

Real property in the City of West Hartford, County of Hartford, State of Connecticut, described as follows:

All that certain plot, piece or piece or parcel of land, situate, lying and being in the Town of West Hartford, County of Hartford and State of Connecticut, on the southerly and easterly sides of New Britain Avenue, bounded as follows:

Beginning at a point in the southerly line of New Britain Avenue at the intersection thereof with the division line between the lands now or formerly of Maude Chatfield Gerth, on the east, and the premises herein described; running thence westerly and southerly along the southerly, southeasterly and easterly sides of said New Britain Avenue as follows:

Westerly along New Britain Avenue on a course to the left, the radius of which is 1166.6 feet, the central angle of which is 10 degrees 00 minutes 07 seconds and the chord of which is 203.39 feet a distance of 203.65 feet, said chord making an interior angle with the last mentioned course herein of 57 degrees 34 minutes 10 seconds to a West Hartford Highway boundstone;

Running thence westerly still along New Britain Avenue, at an interior angle of 174 degrees 59 minutes 57 seconds with the last described chord, a distance of 624.98 feet to a West Hartford Highway boundstone;

Running thence westerly still along New Britain Avenue on a curve to the left, the radius of which is 912.47 feet, the central angle of which is 3 degrees 05 minutes 43 seconds and the chord of which is 49.29 feet, a distance of 49.29 feet, said chord making an interior angle with the last described course of 178 degrees 27 minutes 10 seconds, to a West Hartford Highway boundstone;

Running thence westerly still along New Britain Avenue at an interior angle of 178 degrees 27 minutes 10 seconds with the last described chord, a distance of 44.33 feet to a highway marker;

Running thence southwesterly still along New Britain Avenue at an interior angle of 145 degrees 08 minutes 20 seconds with the last described course a distance of 141.87 feet to a highway marker;

Running thence southwesterly still along New Britain Avenue on a curve to the right, the radius of which is 200 feet, a distance of 236 feet to a highway marker;

Running thence southwesterly still along New Britain Avenue 142.10 feet to a highway marker;

Running thence southerly still along New Britain Avenue on a curve to the left, the radius of which is 912.47 feet, the central angle of which is 9 degrees 11 minutes 34 seconds a distance of 146.40 feet, the chord of which makes an interior angle of 145 degrees 25 minutes with the last mentioned course, to a highway marker;

Running thence southerly still along New Britain Avenue at an interior angle of 166 degrees 48 minutes with the chord of the last described line, a distance of 193.35 feet;

Running thence easterly along other land of the grantor on a straight line forming an interior angle of 88 degrees 33 minutes 32 seconds with the last mentioned course a distance of 583.44 feet;

Running thence northerly along said other land of the grantor on a straight line forming an interior angle of 91 degrees 45 minutes 35 seconds with the last mentioned course a distance of 95 feet;

Running thence easterly along said other land of the grantor at right angles to the last mentioned course a distance of 415.67 feet;

Running thence northerly along land now or formerly of Suburban Development Corp., along a line forming an interior angle of 97 degrees 02 minutes 51 seconds with the last mentioned courses a distance of 366.84 feet;

Running thence still northerly along land now or formerly of Maude Chatfield Gerth along a line forming an interior angle of 169 degrees 14 minutes 53 seconds with the last mentioned course a distance of 126.26 feet;

Running thence still northerly along land now or formerly of Maude Chatfield Gerth along a line forming an interior angle of 136 degrees 17 minutes 52 seconds with the last mentioned course a distance of 665.15 feet to a point in the southerly line of New Britain Avenue at the point or place of beginning.

Said parcel is bounded easterly by land now or formerly of Maude Chatfield Gerth and land now or formerly of Suburban Development Corporation and by other land of the grantor herein in part by east. Southerly by other land or the grantor herein and Westerly north Westerly and northerly by New Britain Avenue.

Less and exception therefrom the land described in Certificate of Condemnation by the State of Connecticut dated August 2, 1963 and recorded in Volume 369, Page 308 of the West Hartford Land Records, and in Quit-Claim Deed from Sears, Roebuck and Co. to the State of Connecticut dated July 17, 1964 and recorded in Volume 388, Page 75 of the West Hartford Land Records.

ENCLOSURE C
Affidavit of Interest

AFFIDAVIT OF INTEREST

The undersigned, being duly sworn, hereby deposes and says that, to the best of his ability:

The names and addresses of any persons firms or corporations having a direct or indirect interest in a personal or financial sense in the request by Seritage SRC Finance, LLC for a modification to SDD #6 for 1445 New Britain Avenue, West Hartford, Connecticut are as follows:

Seritage SRC Finance LLC, 489 Fifth Avenue, 18th Floor, New York, NY 10017;


FW CT-Corbins Corner Shopping Center, LLC, One Independent Drive, Suite 114,
Jacksonville, FL 32202.

In Witness Whereof, the undersigned has executed this Affidavit on the 14th day of April, 2017.


Printed Name: MATTHEW TERWIND
VILE PRESIDENT

STATE OF NEW YORK)
) ss: _____
COUNTY OF New York)

Subscribed and sworn to before me this 14 day of April, 2017.


Notary Public Claire K. Durrent
My Commission Expires: 12/28/2019

ENCLOSURE D
Description of Proposed Uses

The Applicant is proposing to modify the previously approved façade on the west side of the larger retail building to reflect the two tenants located in the lower level of the building and to provide the illusion of two storefronts, one for each of the lower level tenants, including separate entrances that will lead into the common entry area to the lower level stores. In addition, the sign band has been modified to provide for separate signs for each of the lower level tenants. On the north side, minor façade modifications were made to the corner element as shown on the plans to further refine that element.

ENCLOSURE E
Community Outreach Report



Public Affairs Communications

PO Box 271834 * West Hartford, CT 06127
860 232-9800 * chuck@courseyco.com

January 24, 2017

TO: West Hartford Town Council

FROM: Chuck Coursey

RE: Community Neighborhood Outreach Report
Modification of SDD #6; 1445-1459 New Britain Avenue, West Hartford,
Connecticut

Please find a final outreach summary of contacts with neighbors of Seritage's Modification of SDD #6; 1445-1459 New Britain Avenue, West Hartford, Connecticut. Outreach is a daily activity and continues until all Town public hearings and meetings have been closed.

A total of 51 residential homes and businesses are all being approach individually. A breakdown of residential homes by street is as follows:

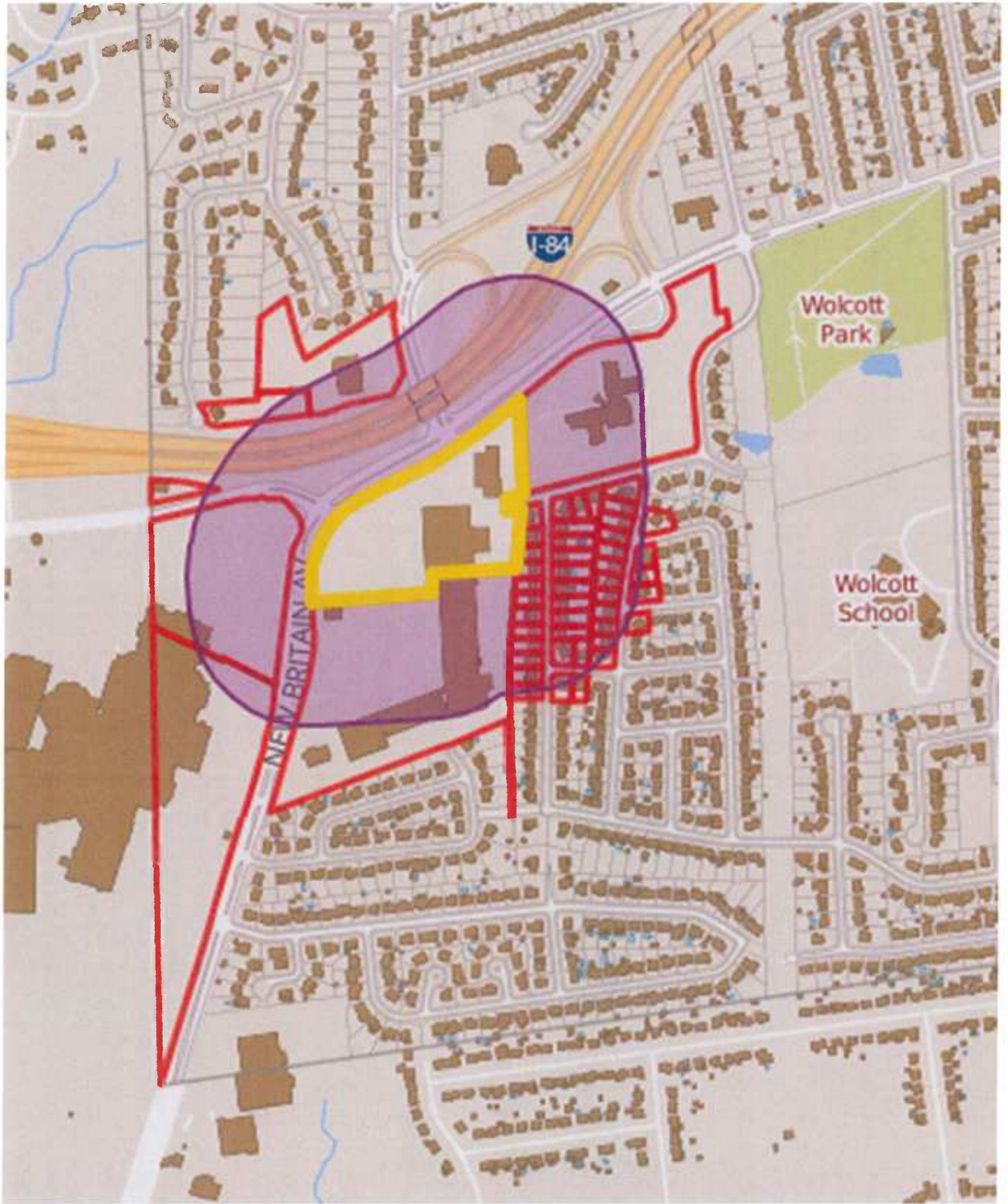
- Elmfield Street 2 homes
- Burnham Drive 21 homes
- Fowler Drive 4 homes
- Gerthmere Drive 17 homes

Please see attached outreach map and list of neighboring homes and businesses that were approached.

Outreach has been attempted with all properties within the designated outreach area. For those I have not been able to reach via phone, I have visited each home and attempted to make direct contact. In those instances where the homeowner was not home or unresponsive, I left a letter with background information and the invitation to meet and review plans at property owner's convenience (please see the attached).

In addition to neighboring homes and businesses, I provided both the Elmwood Business Association (12/2/2016) and the West Hartford Chamber of Commerce's Economic Development Committee (12/5/16) with a project overview presentation and answered questions. Local media, including the Hartford Courant, we-ha.com, the West Hartford News, West Hartford Press and West Hartford Life were also all provided project information

Please feel free to contact me at 860-232-9800 with any questions.



Kevin Keenan

General Manager, Westfarms Mall

12/5/16 – met with Kevin and provided project overview and answered questions. No immediate concerns.

BROOKDALE LIVING COMMUNITIES OF CONNECTICUT/CHATFIELD

One Chatfield Drive

1/3 - Left message for Executive Director Lou Iannuccilli

1/6 – set up meeting with Lou for 1/9 at 11:00 AM

1/9 – Met with Lou Iannuccilli. Provided project overview and answered questions. No immediate concerns. Toured new Chatfield facility and viewed Sears property from new rooms.

Susan Tully

General Manager

Channel 30 – WVIT

1422 New Britain Avenue

West Hartford, CT 06110

860-521-3030

1/17 – meeting set for 1/20 at 11:30 AM

1/20 – Met with Susan Tully. Provided project overview and answered her questions.

Her only concern is that the station will still be able to use the parking lot as an area for staging various drives for community non-profits.

FW CT – Corbins Corner Shopping Center, LLC

One Independent Drive, Suite 114

Jacksonville, FL 32202

11/17/16 – Mailed disk containing the zoning application for the proposed redevelopment of the Sears property which was submitted to the Town of West Hartford. Invited contact if there were any questions or concerns.

Sean Mirkov

Property Manager, Corbins Corner

Regency Centers

28 Church Lane □ 2nd Floor □

Westport, CT 06880

203 635 5561

SeanMirkov@RegencyCenters.com

1/17 – left message

1/18 – received return call from Sean. Requested that we set up a conference call to review the plans sometime during the week of January 23.

1/19 – returned Sean's call and left message offering to set up conference call for the morning of 1/24. Sean left me a message and asked if 1/24 at 11:45 would work for a call.

1/20 – left message for Sean stating that 1/24 at 11:45 would work. I asked that he call me back today so that I could share additional background information. Sean sent back email with conference call information for Tuesday's call.

1/23 – Confirmed 1/24 conference call with Sean. Also confirmed that they had received a copy of the application and that they are aware of 1/24 public hearing.

HILBORN KRISTINA J TR (Charles & Robert)

2 BURNHAM DRIVE

860-521-9094

1/3 – Left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

PHAM DOX + NHUNG KATHY B VU

3 BURNHAM DRIVE

Anh Trinh 860-561-1367

1/3 – Spoke with homeowner. No immediate concerns. Did not want to schedule a time to meet.

1/17 – stopped by home to see if homeowner had any questions. Homeowner did not want to meet.

WHITNEY BRUCE G + MARY P

6 BURNHAM DRIVE

860-561-3580

1/3 – Left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns. Bruce came of out his home shortly after I dropped off the letter. Provided project overview and answered questions. He will miss the auto center that was very convenient for his family. No immediate concerns.

GENCA MARIA (Frank & Felicia)

7 BURNHAM DRIVE

860-561-8989

1/3 – Number busy

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

IMRAN TAHA + IMRAN M Shafi & Taha Imran

10 BURNHAM DRIVE

no phone number

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

PRAZERES ADEMIR & Serli Prazeres

11 BURNHAM DRIVE

860-313-0658 – number not in service

Cheryl McCary 860-461-7957 – no answer

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

GRESH MARY ANN

12 BURNHAM DRIVE

860-521-4455

1/3 – left message

1/9 – met with homeowner along with neighbor Velga Adamsons. Provided project overview and answered questions. Agreed with concerns brought up by Ms. Adamsons but also believed it was better to have the plaza active than dormant.

ADAMSONS VELGA B
16 BURNHAM DRIVE
860-521-0647

Meeting set for 1/9 at 1PM – concerned about trash pick-up prior to 7 AM
1/9 – met with homeowner and neighbor Mary Gresh. Ms. Adamsons main concerns were trash pick-up and construction activity prior to 7 AM, possible odor from new restaurants, any possible increase in building height on the east side of the building. Also believed that if the plaza is not updated, there is a danger of inappropriate activity and crime at the site.

PATRICIA LUCAS ALMEIDA
NELSON Almeida
17 BURNHAM DRIVE
860-521-8576

1/3 – left message
1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

CATUCCI ANTHONY T JR + JANET A
18 BURNHAM DRIVE
860-503-3312

answering machine not taking messages
1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

CLAYTON PARKER
19 BURNHAM DRIVE
860-561-4680

1/3 – left message
1/5 – Clayton called back and scheduled meeting for 1/10
1/10 – Met with Clayton. Provided project overview and answered questions. No immediate concerns but wanted to make sure that shopping carts are not left in the neighborhood.

TAMONEY THOMAS H TR
22 BURNHAM DRIVE
Joyce Hines 860-521-2830

Number not in service
1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

DENAULT KENNETH G + DONNA L
23 BURNHAM DRIVE
860-521-3173

left message
1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

RILEY MARK A + DEPAOLO ANDREA
24 BURNHAM DRIVE
860-875-5392

left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

FITZGERALD KATHRYN S and Kevin
25 BURNHAM DRIVE
843-771-4959

Number not in service

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

BARRETT SILVIA
26 BURNHAM DRIVE
860-521-0532

Did not want to meet. Indicated that she really doesn't care what happens to the Sears Plaza

DEKA JASON P
29 BURNHAM DRIVE

No phone number

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

KINDSTROM LEILA and Lennart
31 BURNHAM DRIVE

No phone number

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

NDIBE OKEY + SHERINATU FAFUNWA- NDIBE

Okey A. Ndibe & Sheri O Ndibe

32 BURNHAM DRIVE

No phone number

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

DEVKOTA ARJUN + RUPA
35 BURNHAM DRIVE
860-523-4350

Number not in service

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

KILIAN LEONARD F EST + MARY E

37 BURNHAM DRIVE

No Phone Number

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

SALVATORE A + KRISTINE M GRECO

3 GERTHMERE DRIVE

860-521-1708

1/11 – left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

1/16 – received message from Sal . Called back Sal and set up meeting for 1/17 at 12 Noon.

1/16 – met with Sal. Provided project overview and answered questions. Only concerns were (1) he wanted to see an opening in the gate remain (a few years ago he was able to wheel home his new gas grill from Sears), and (2) on very hot summer day, there is odor from sewer between auto center and department store. Odor limited to site.

ANNE & ADAM LEONARD

7 GERTHMERE DRIVE

860-521-5367

1/11 – meeting set up for 1/13 at 10 AM.

1/13 – met with Anne and Adam. Provided project overview and answered questions.

No immediate concerns.

MICHAEL + ALYSSA HUNTER

Mary Davis

9 GERTHMERE DRIVE

860-561-2090

1/11 – left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

DUCHESNEAU JUNE A

15 GERTHMERE DRIVE

Robert & Lorrie Smith 860-521-6263

1/11 – no answer

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

SARAH JEFFREYS

17 GERTHMERE DRIVE

860-313-0703

1/11 – number reported in trouble

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

KATIE LOVE

18 GERTHMERE DRIVE

860-585-1827

1/11 – number not in service

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

BRIAN J + SARAH GEDICKS
22 GERTHMERE DRIVE
860-561-3764

1/11 – left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

MAURITA LEON + CARLOS RUIZ
23 GERTHMERE DRIVE
860-216-4551 1/11 – left message

860-313-0709 – fax machine

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

MARJORIE K GIFFORD
26 GERTHMERE DRIVE
860-561-2606

1/11 – Spoke with Marjorie. Did not want to meet.

SALLY FLAIG
27 GERTHMERE DRIVE
860-906-1444

1/12 – no answer

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

CARMELO + GLADYS CRUZ
29 GERTHMERE DRIVE
860-521-9290

1/12 – mail box full

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

MICHAEL J + LILA K GUILLET
31 GERTHMERE DRIVE
860-561-5021

1/12 – number not in service

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

HELGA & WILLIAM NARDI
35 GERTHMERE DRIVE
860-561-3432

1/12 – Spoke with William - had no questions and did not want to meet.

ARLYN DULNUAN

289 ELMFIELD STREET

860-561-0083

1/12 – number not in service

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

GEORGE & LILLIAN KNIGHT

293 ELMFIELD STREET

860-561-1844

1/12 – left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

1/17 – left message

CRAIG & KATHLEEN STALK

24 FOWLER DRIVE

860-561-1626

1/12 – left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

1/17 – set up appointment for 1/18 at 11:30 AM

1/18 – Met with Kathleen and Craig. Provided project overview and answered questions. They were pleased with the investment in the plaza but had a few minor concerns. (1) Given the difficult entrance angle on New Britain Avenue going east, would trucks be able to safely make the turn? (2) They understood that there will be more deliveries, but wanted to make sure deliveries aren't made during the evening/early morning, and (3) How late will Shake Shack be open? I told them that I would get back to them with answers to their questions before the public hearing.

1/18 – Saw Stalks at Trash public meeting and provided answers to their questions.

CAROLE & KEVIN OZARK

29 FOWLER DRIVE

860-521-3252

1/12 – left message

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

ROBERT J + MARIA LUCCO

33 FOWLER DRIVE

860-297-1488

1/12 – number not in service

1/13 - Dropped off introductory letter and invitation to meet at the resident's convenience to review proposal and raise any questions or concerns.

Judy Allen

25 Fowler Drive

860-561-1324

1/18 – Met Judy at Town Hall prior to meeting regarding potential new trash program. Chatted briefly about the project with her and her neighbor Kathleen Stalk. I told her that, although she was outside of the outreach area I wanted to meet with her, show her the plans, answer any questions and address any concerns. She suggested that I call her tomorrow.

1/19 – left message requesting meeting on the afternoon of 1/20.

1/20 – Stopped by Judy's home and provided a project overview and answered her questions.

ENCLOSURE F

Letter from The Metropolitan District
(previously issued letter; updated letter has been requested)



The Metropolitan District

water supply • environmental services • geographic information

July 11, 2016

Mr. Peter Rebuck
Bohler Engineering
352 Turnpike Road
Southborough, MA 01772

Re: Water & Sewer Availability for Sears and Sears Automotive Center property located at 1445
New Britain Avenue, West Hartford

Dear Mr. Rebuck:

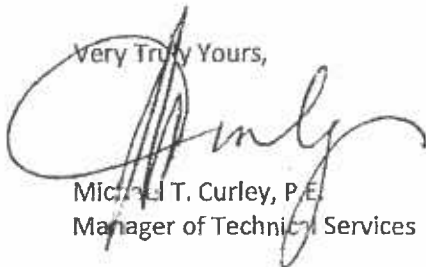
In response to your request, we are confirming the availability of public water in New Britain Avenue and public sewer main in Elmfield Street, which may be used to service the above referenced property. There exists a 12-inch water main in New Britain Avenue and a 10-inch sewer main in Elmfield Street.

Your next step in this process is to apply for the Availability and Capacity Analysis. This will be needed in order to apply for permits from our Utility Services department and to ascertain if there are any water and/or sewer connection charges due for the proposed property. Permits will be issued after plans are submitted and approved by the District.

If you have any additional questions, please feel free to contact me at (860) 278-7850 extension 3445.

THE METROPOLITAN DISTRICT

Very Truly Yours,



Michael T. Curley, P.E.
Manager of Technical Services

Attachment

p.c. Jennifer Ottalagana, MDC
Dianna-Jo Lessard, MDC

ENCLOSURE G

Letter from West Hartford Director of Health
(previously issued letter; updated letter has been requested)

WHBH



November 17, 2016

Bohler Engineering
Attn: Peter Rebuck
352 Turnpike Road
Southborough, MA 01772

Re: Sewage Disposal Adequacy – 1445 New Britain Avenue, West Hartford, CT (Sears Complex)

Dear Mr. Rebuck,

The sanitary sewer line that services the above referenced property may be adequate under normal conditions to accept the peak flow expected to result from the proposed use of this property described in your Site Development Plan dated November 1, 2016.

It is our understanding that the developer-proposed site redevelopment will result in a mix of retail, restaurant and possibly grocery uses. Anticipated sewer flows (Bohler Engineering) would result in an estimated 22,443 GPD, while the current flow from the site is estimated at 17,468.8 GPD.

Once the design has progressed and the required flow demands are known, the MDC can complete the capacity analysis to insure that line capacity will be sufficient to service site flow demands.

The current proposed site use would result in essentially a 25% increase of sewage flow (Site Development Plan, Utility Plan, Sheet #8, dated 11-01-16 and correspondence dated 11-10-16).

If an alternate solution should be necessary to accommodate peak flow, then the MDC may require an adjustment to the scope of the proposed project.

Contingent upon an acceptable sewer discharge plan by the MDC and an acceptable storm water discharge plan by the Town Engineer, please consider this letter to be our response of adequacy under section 177-44. C. (1) (e) of the Code of the Town of West Hartford.

Sincerely,

Steven J. Huleatt, R.S., M.P.H.
Director of Health

CC: Todd Dumais

West Hartford-Bloomfield Health District
580 Cottage Grove Road, Suite 100, Bloomfield, CT 06002
(860) 561-7900 • Fax: (860) 561-7918

ENCLOSURE H

Application Fee Check made payable to Town of West Hartford

ENCLOSURE I

Plan set entitled "The Corbin Collection, Proposed Amendment for Special Development District #6 Modification for Commercial Redevelopment" prepared by SA Group LLC